76 Fern Grove, Rye, VIC, 3941

Sold House

Saturday, 5 August 2023

76 Fern Grove, Rye, VIC, 3941

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Type: House**
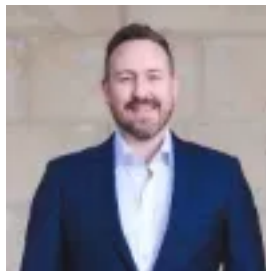

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'Marmora' - Blue-Chip Coastal Site With Classic 1970s Beach House

Just 10 minutes stroll to the Tyrone Foreshore and surrounded by coastal spoils, this blue-chip 697m2 (approx) beachside property with a classic two-bedroom beach house entices with endless opportunity to renovate, extend or redevelop into an exclusive beachside residence (STCA) in one of the Mornington Peninsula's most treasured locales.

Encircled by golden beaches, surf breaks and crystal coves, Rye offers a sunseeker's playground for lifestyle lovers, from the Blairgowrie Yacht Squadron and fairways of Moonah Links to the steamy natural pools of the Peninsula Hot Springs.

The existing two-bedroom cottage boasts plenty of circa-1970s charm with interconnecting living and dining zones, an original kitchen, full bathroom and timber-lined sunroom flowing out to a semi-enclosed alfresco deck, and has recently been spruced up with an upgraded switchboard, new instant hot water system and new roof.

Neighboured by elite homes and luxury newbuilds underway, this highly sought seaside location offers the ultimate site to establish your dream coastal home for permanent living or enviable weekend escapes.

* Renovate or redevelop (STCA) in blue-chip coastal locale
* Prized beachside address 1km to Tyrone Foreshore
* Short zip to Blairgowrie village & Rye town centre
* Original circa-1970s beach house with open living & dining
* Sunroom, semi-enclosed deck, garden shed & carport
* Flat allotment with all mains connections & services
* Suited to both permanent seachangers & holidaymakers
* 5 minute drive to Rye Primary School